



501 West 61st Street  
Minneapolis, MN 55419

March 16, 2005

Barbara L. Peterson  
U.S. Environmental Protection Agency  
Office of Regional Counsel  
901 North 5<sup>th</sup> Street  
Kansas City, Kansas 66101

Re: Request for Information Pursuant to Section 104 of CERCLA Regarding the  
Beatrice Former Manufactured Gas Plant in Beatrice, Gage County, Nebraska.

Dear Ms. Peterson

This is in response to your information request concerning the Beatrice Former  
Manufactured Gas Plant site located in Gage County, Nebraska.

- 1) *Identify the individual responding to these information requests and each individual who provided any information contained in your response.*

Glenn D. Miller  
Manager of Environmental Programs

- 2) *If you have any reason to believe that there may be persons able to provide a more detailed or complete response to any question contained herein or who may be able to provide additional responsive documents, identify such persons and the additional information or documents that they may have.*

By an Acquisition Agreement dated November 30, 1992 by and among Arkla, Inc. and Minnegasco Transmission Corp., a wholly owned subsidiary of Arkla, Inc., UtiliCorp United Inc. purchased the Site, along with other properties in Nebraska. Upon information and belief, CenterPoint transferred records for the Site to UtiliCorp United Inc. The closing for this transaction occurred February 1, 1993. The contact information CenterPoint Energy Minnesota Gas has for UtiliCorp United Inc. is:

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04-00

Robert L. Howell, Vice President-Corporate Development  
UtiliCorp United Inc.  
911 Main Street  
Kansas City, MO 64105

Vern J. Siemek, Project Development Manager  
Peoples Natural Gas Company  
1815 Capitol Avenue  
Omaha, NE 68102

With a copy to:       Ralph G. Wrobley, Esq.  
Blackwell Sanders Matheny Weary & Lombardi  
2300 Main Street, Suite 1100  
Kansas City, MO 64108

3) *State whether you now have, or ever had, any legal or equitable interest in the Site. If you have/ever had any interest in the Site, provide the following information:*

a) *Describe such interest.*

Minnesota Gas Company acquired the Site, along with other properties in Nebraska, via an Agreement of Sale between Central Telephone & Utilities Corporation.

Explanation of how Minnesota Gas Company came to be CenterPoint Energy Minnesota Gas, the respondent herein. Minnesota Gas Company was merged into Minnegasco, Inc. on July 29, 1982. On November 29, 1990, Minnegasco, Inc. merged with Arkla, Inc. As a result of that merger, Minnegasco became wholly owned by Arkla, Inc. and changed its name to Minnegasco, a Division of Arkla, Inc. Minnegasco Transmission Corporation, was a wholly owned subsidiary of Arkla, Inc. On May 11, 1994, Arkla, Inc. changed its name from Arkla, Inc. to NorAm Energy Corp. A company named HI Merger, Inc. was incorporated in Delaware on 8/6/96. NorAm Energy Corp. (f/k/a Arkla, Inc.) was merged into HI Merger, Inc. with HI Merger, Inc. being the survivor company. Therefore, NorAm Energy Corp. (f/k/a Arkla, Inc.) ceased to exist on 8/6/97. HI Merger, Inc., the survivor company, adopted the name NorAm Energy Corp. NorAm Energy Corp. (f/k/a HI Merger, Inc.) changed its name to Reliant Energy Resources Corp. on 2/2/99. On September 13, 2002, Reliant Energy Resources Corp. filed a Certificate of Amendment in Delaware changing its name to CenterPoint Energy Resources Corp. On October 10, 2002, an Amendment to Certificate of Assumed Name was filed with the Minnesota Secretary of State allowing CenterPoint Energy Resources Corp. to conduct business in Minnesota as CenterPoint Energy Minnegasco. On November 29, 2004, CenterPoint Energy Resources Corp., filed a Certificate of Assumed Name with the Minnesota Secretary

of State allowing CenterPoint Energy Resources Corp. to do business in Minnesota as CenterPoint Energy Minnesota Gas.

- b) *The date that such interest was acquired;*  
April 7, 1976, see also response to 3.a above.
- c) *How such interest was acquired;*  
See response to 3.a above.
- d) *If you no longer have any interest in the Site describe when, and to whom, such interest was transferred and the terms of such transfer.*  
See response to 2 above.
- e) *Provide copies of all documents evidencing or relating to the acquisition and any subsequent transfer by you of such interest.*

The following documents are enclosed:

Acquisition Agreement dated November 30, 1992 by and among Arkla, Inc., Minnegasco Transmission Corporation, and UtiliCorp United Inc., and relevant schedules. Author: the parties' and/or their counsel. Recipient: the parties. Subject Matter: sale.

Agreement of Sale dated April 7, 1976 between Minnesota Gas Company and Central Telephone & Utilities Corporation. Author: the parties' and/or their counsel. Recipient: the parties. Subject Matter: acquisition.

- 4) *Describe the physical characteristics of the Site as they existed during the period of your ownership and the nature of your activities at the Site with respect to purchasing, receiving, processing, storing, treating, disposing, or otherwise handling hazardous substances or materials at the Site.*

The site was used as a service center for both Construction and Maintenance employees and Appliance Service employees. Employee would arrive on site daily to receive work orders and then be dispatched from this facility. I have no further information concerning site.

See map. Attached

- 5) *Provide copies of all documents containing data and information related to soil, water (ground and surface), or air quality and geology/hydrogeology at and about the Site.*

Investigation and Remediation of Nebraska Gas Plant Sites, Beatrice, Nebraska, Sampling and Analysis Plan, May 1992. Attached.

Investigation and Remediation of Nebraska Gas Plant Sites, Personnel Interviews, Site Photographic Records, January 1992. Attached.

Site Specific Health and Safety Plan for Minnegasco 201 South 1<sup>st</sup> Street, Beatrice, NE 68310, May 1-31, 1992. Attached.

Former CENTEL, Inc. Manufactured Gas Plant Site, Beatrice, Nebraska, Draft Site Investigation Report, October 1992. Attached.

Former CENTEL, Inc. Manufactured Gas Plant Site, Beatrice, Nebraska, Draft Site Investigation Report, Appendices, October 1992. Attached.

6) *Describe the relationship between CenterPoint/Minnegasco and the following:*

✓ a) *Beatrice Gas & Power Company*

Upon information and belief, Beatrice Gas & Power Company acquired the Site by Warranty Deed and Quitclaim Deed in 1907.

✓ b) *Gage County Gas, Light & Power Company;*

Upon information and belief, Gage County Gas, Light & Power Company (formerly Beatrice Gas & Power Company) owned the Site from 1907 (as Beatrice Gas & Power Company) to 1922 (as Gage County Gas, Light & Power Company).

✓ c) *Nebraska Gas & Electric Company;*

Upon information and belief, Nebraska Gas & Electric Company acquired the Site by Deed from Gage County Gas, Light & Power Company in 1922.

✓ d) *Iowa-Nebraska Light & Power Company; and*

Upon information and belief, the Iowa-Nebraska Light & Power Company acquired the Site in 1927 from Nebraska Gas & Electric Company.

✓ e) *Central Electric & Gas Company*

Upon information and belief, Central Electric & Gas Company acquired the Site in 1945 from Iowa-Nebraska Light & Power Company. Upon information and

belief, Central Electric & Gas Company was a predecessor to Central Telephone & Utility Corporation from whom Minnesota Gas acquired the Site in 1976.

7. *Is the CenterPoint Energy/Minnegasco responsible for the environmental liabilities, if any, of either of the companies listed in question 6 (a) – (e) above? If the answer is “no”, explain.*

No, CenterPoint Energy Minnesota Gas is not responsible for the environmental liabilities for the companies listed in response to 6 above. Central Telephone & Utilities Corporation retained all environmental liability arising before the April 7, 1976 sale to Minnesota Gas Company. See Agreement of Sale dated April 7, 1976 between Minnesota Gas Company and Central Telephone & Utilities Corporation produced in response to #3.e above. When Arkla, Inc. and Minnegasco Transmission Corp. sold the Nebraska properties to UtiliCorp United Inc. on November 30, 1992, UtiliCorp agreed to indemnify sellers for liability arising from the Site, as well as other sites in Nebraska and also retained rights to pursue insurance coverage for those sites. See Section 3.2 Assumption of Liabilities; Section 8.2 Purchaser's Indemnity; Schedule 3.2(a)(viii) Assumed Environmental Liabilities, Schedule 4.1.4 Violations of Law, and Schedule 4.1.17 Certain Environmental Matters, of the Acquisition Agreement dated November 30, 1992 by and among Arkla, Inc. and Minnegasco Transmission Corp., UtiliCorp United Inc. produced in response to #3.e above.

- 8) *Identify all leaks, spills or releases of any kind into the environment of any hazardous substances that occurred at or from the Site.*

See question #5.

- 9) *Identify all prior owners of the Site. For each prior owner, further identify:*

a) *The dates of ownership;*  
Chain of Title Certificate, CT-0077, dated April 24, 1986, attached.  
Author: Gage County Abstract Company. Recipient: Minnegasco.  
Subject Matter: Gage County Nebraska chain of title.

b) *All evidence showing that they controlled access to the Site; and*

See Chain of Title Certificate produced in response to 9.a. above.

c) *All evidence that a hazardous substance, pollutant or contaminant was released at the Site during the period that they owned the Site.*

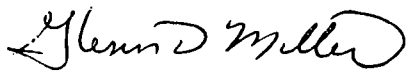
See Chain of Title Certificate produced in response to 9.a. above.

10) *Identify all prior operators of the Site, including lessors of the Site. For each such operator, further identify:*

- a) *The dates of operation;* See Chain of Title Certificate produced in response to 9.a. above.
- b) *The nature of prior operations at the Site;*  
See Chain of Title Certificate produced in response to 9.a. above.
- c) *All evidence that they controlled access to the Site; and*  
See Chain of Title Certificate produced in response to 9.a. above.
- d) *All evidence that a hazardous substance, pollutant or contaminant was released at or from the Site during the period that they were operating the Site.*  
See Chain of Title Certificate produced in response to 9.a. above.

If you have any further questions, please feel free to contact me.

Sincerely



Glenn D Miller  
CenterPoint Energy  
Manager of Environmental Programs  
612 861-8670

Attachments